

106.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
APPRAISED: 1,124,700 / 1,124,700
USE VALUE: 1,124,700 / 1,124,700
ASSESSED: 1,124,700 / 1,124,700



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAHAN JOHN W III/CATHERINE M
Owner 2:	
Owner 3:	

Street 1: 7 OLDHAM ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARROLL JAMES J JR -

Owner 2: -

Street 1: 120 GREAT ROAD P. O. BOX 73

Twn/City: BEDFORD

St/Prov: MA Cntry:

Postal: 01730

NARRATIVE DESCRIPTION

This parcel contains 13,988 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 2776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13988		Sq. Ft.	Site		0	70.	0.60	4									587,751						587,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										68027
										GIS Ref
										GIS Ref
										Insp Date
										09/20/18

Prior Id # 1:	68027
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:57:26
LAST REV	
Date	Time
10/03/18	14:41:38
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID	106.0-0004-0002.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	536,900	0	13,988.	587,700	1,124,600	1,124,600	Year End Roll	12/18/2019	
2019	101	FV	403,900	0	13,988.	587,700	991,600	991,600	Year End Roll	1/3/2019	
2018	101	FV	402,200	0	13,988.	503,800	906,000	906,000	Year End Roll	12/20/2017	
2017	101	FV	402,200	0	13,988.	470,200	872,400	872,400	Year End Roll	1/3/2017	
2016	101	FV	402,200	0	13,988.	403,000	805,200	805,200	Year End	1/4/2016	
2015	101	FV	393,000	0	13,988.	361,000	754,000	754,000	Year End Roll	12/11/2014	
2014	101	FV	393,000	0	13,988.	334,200	727,200	727,200	Year End Roll	12/16/2013	
2013	101	FV	393,000	0	13,988.	318,600	711,600	711,600		12/13/2012	

SALES INFORMATION										TAX DISTRICT	PAT ACCT.				8381!		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
CARROLL JAMES J	1276-199		11/10/2003		665,000	No	No										
CARROLL JOSEPHI	1275-142		7/11/2001	Involved Gov	910,233	No	No										
CARROLL JOSEPHI	1095-118		5/27/1992			No	No	A									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
5/26/2005	436	Manual	2,210					enclose existing p		9/20/2018	MEAS&NOTICE	BS	Barbara S				
2/23/2004	100	Re-Roof	12,850			G6	GR FY06			2/27/2009	Meas/Inspect	163	PATRIOT				
1/6/2004	6	Redo Kit	48,000	C		G6	GR FY06	REDO 2.5 BATHS, BD		1/13/2005	Permit Visit	BR	B Rossignol				
12/3/2003	1026	Inter-De	6,000	C		G6	GR FY06			1/13/2005	Fieldrev-Chg	BR	B Rossignol				
										11/10/1999	Mailer Sent						
										10/27/1999	Measured	243	PATRIOT				
										12/1/1981		CM					
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good	BK: 1044 PG: 108 CERT: 0182858.														
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating: Good															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall:				OthrFix: 2	Rating: Good															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good															
Color: CREAM				A Kits:	Rating:															
View / Desir:				Fppl: 2	Rating: Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: B-	- Good (-)			COND INFORMATION																
Year Blt: 1948	Eff Yr Blt:				Location:															
Alt LUC:	Alt %:			Total Units:																
Jurisdct: G6	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD	- Good	18.	%	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall: 2	- Plaster			Functional:				Interior:				1	7	4						
Sec Int Wall:				Economic:				Additions:												
Partition: T	- Typical			Special:				Kitchen:	2004											
Prim Floors: 3	- Hardwood			Override:				Baths:												
Sec Floors:				Total:	18.6 %			Plumbing:												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:												
Subfloor:				COMPARABLE SALES				Heating:												
Bsmnt Gar:				Basic \$ / SQ: 125.00				General:												
Electric: 3	- Typical			Size Adj.: 1.07407105																
Insulation: 2	- Typical			Const Adj.: 0.99989998																
Int vs Ext: S				Adj \$ / SQ: 134.245																
Heat Fuel: 1	- Oil			Other Features: 124874																
Heat Type: 3	- Forced H/W			Grade Factor: 1.21																
# Heat Sys: 1				NBHD Inf: 1.00000000																
% Heated: 100				NBHD Mod:																
Solar HW: NO				LUC Factor: 1.00																
% Com Wall				Adj Total: 659526																
% Sprinkled:				Depreciation: 122672																
				Depreciated Total: 536854																
MOBILE HOME				WtAv\$/SQ:				AvRate:				Ind.Val:								
Make: [] Model: []				Serial #: []				Year: []				Color: []								
SPEC FEATURES/YARD ITEMS								PARCEL ID				106.0-0004-0002.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items: []				Total Special Features: []				Total: []								